CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2010

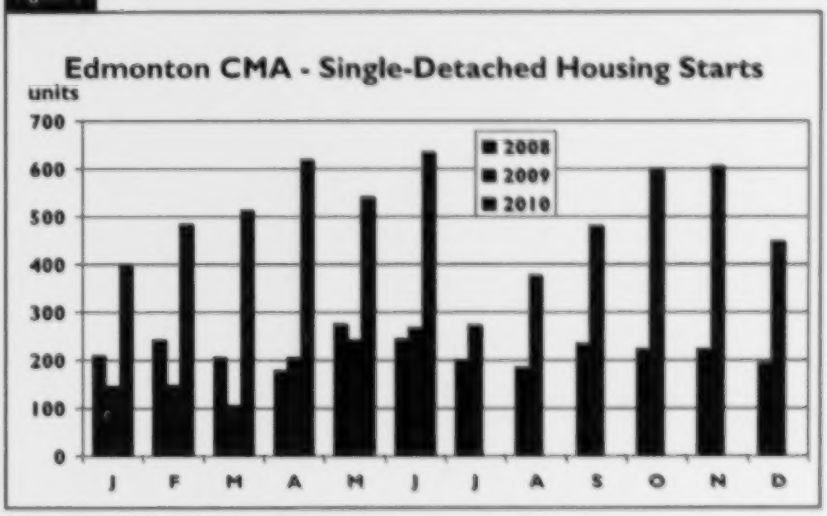
New Home Market

Housing Starts Maintain Brisk Pace in June

Housing starts in Greater Edmonton continued at a robust pace in June, with activity levels up on a year-over-year basis for the twelfth month in succession. Total starts in the Edmonton Census Metropolitan Area (CMA) totalled 951 units in June compared with 450 units in June 2009. At mid-year, total starts have amounted to 5,379 units compared with 1,912 total starts during January to June of last year.

Single-detached starts reached 635 units in June, representing a sizable gain from the 268 units started in June 2009. For the year-to-date, builders have started 3,189 single-detached units compared with 1,117 units

Figure 1



Source: CMHC

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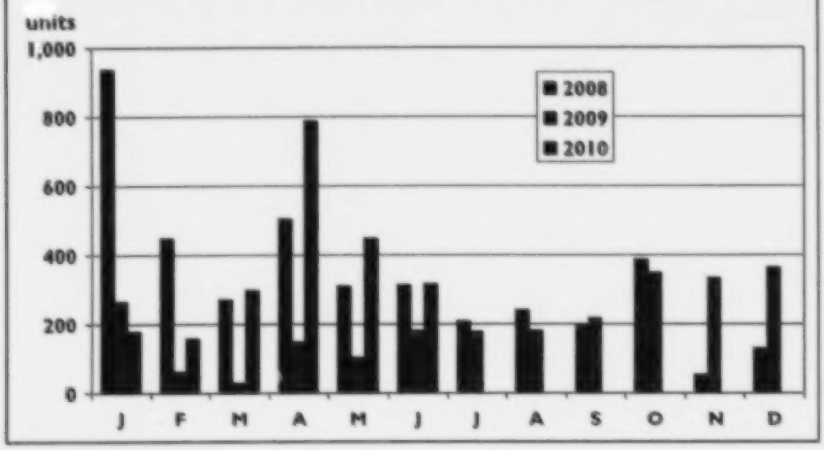
Figure 2

Edmonton CMA - Multiple Unit Housing Starts



Source: CMHC

reported in the first six months of 2009. This represents the best first half performance since 2007 when the region's builders started 4,266 singles by mid-year. As a result, single-detached homes under construction climbed to 3,985 units in June, the highest level since May 2008.

Single-detached completions increased by 62 per cent year-over-year in June to 432 units. Despite this uptick, standing inventories remain relatively low. Absorptions in June totalled 424 units, representing a 30 per cent improvement over the same month in 2009. With absorptions coming close to completions in June, inventories increased only marginally from the previous month and were down 41 per cent from a year prior. The average price for single-detached units absorbed in June fell by 8.5 per cent year-over-year to $478,150. On a year-to-date basis, average absorbed prices have decreased by 15 per cent from the first half of 2009.

Multiple unit starts, which consist of semi-detached, row, and apartment units, totalled 316 units in June, an increase of 74 per cent from the 182 units started in June 2009. Apartment starts increased to 99 units in June compared with zero starts in the same month last year. Meanwhile, semi-detached and row unit starts increased year-over-year by 18 and 21 per cent, respectively.

The majority of June's multiple unit starts were destined for either the homeowner or condominium markets, with only six units intended for the rental market. Multiple starts Metro-wide have reached 2,190 units so far in 2010 compared with 795 multiple units started during the first six months of last year. Of this year's multiple starts, less than eight per cent (170 units) have been targeted specifically for the rental market.

Multi-unit completions totalled 598 units in June compared with 508 units recorded in the same month last year. Meanwhile, absorptions improved by 24 per cent year-over-year to 480 units. With completions outpacing absorptions for the second month in a row, inventories again moved upward month-over-month. Multiple unit inventories in June stood at 1,004 units, representing a 13 per cent increase over June 2009. The number of completed and unoccupied apartments, at 762 units, has risen to the highest level since January of this year and should move lower before further gains in production are warranted. Absorptions for the first half of 2010 were on par with this time last year, which translates into an average of 345 units per month.

Resale Market

Conditions Soften in the 2nd Quarter

Residential sales in the Alberta Capital Region as reported by the Realtors® Association of Edmonton (RAE) decreased by 19 per cent year-over-year during the second quarter to 5,329 units. This follows a relatively brisk first quarter when residential MLS® sales increased by 22 per cent over the first three months of 2009. So far this year, total residential sales have decreased by 5.5 per cent from the first half of 2009, although much of the reductions occurred in May and June.

At the end of the first quarter, market conditions across Metro were largely balanced with the sales-to-active listings ratio in March sitting at 23 per cent. During the second quarter, however, slowing sales and an 18 per cent year-over-year rise in new listings caused the market balance to tip more in the buyer's favour. Active listings in June stood at 9,406 units, a 39 per cent increase over the same month last year and representing the highest level since August 2008. Meanwhile, the unadjusted sales-to-active listings ratio stood at 16 per cent in June, a level normally associated with buyer's market conditions.

Despite the shift in market balance in recent months, overall average prices continue to register modest gains over 2009 levels. The average MLS® residential price rose by two per cent year-over-year in June to $335,271. For the year-to-date, the average sale price advanced by 4.7 per cent to $333,987 due to a moderate transfer in the sales mix toward higher-priced units.

Figure 3

Edmonton – Residential MLS® Active Listings

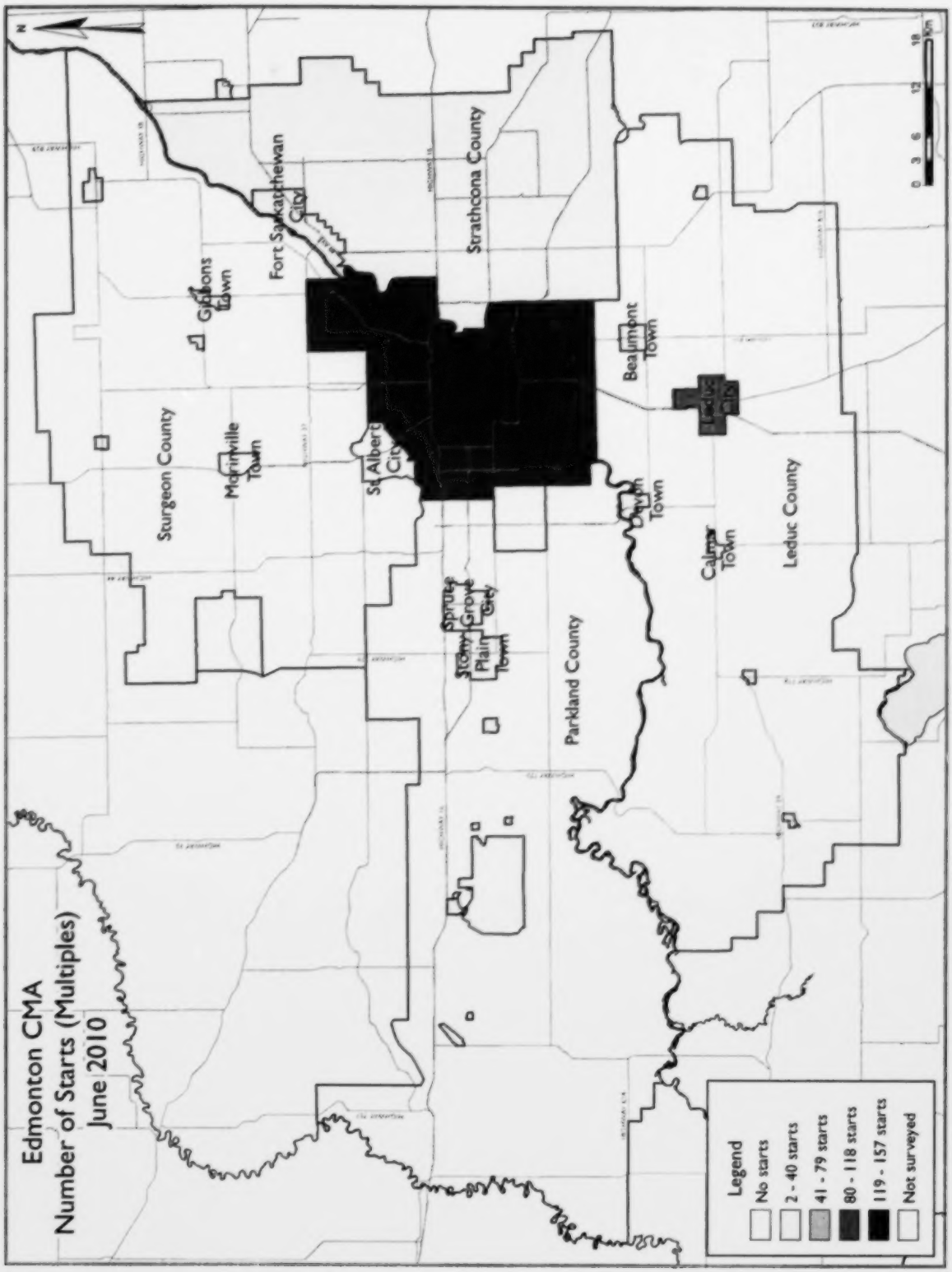
Source: RAE

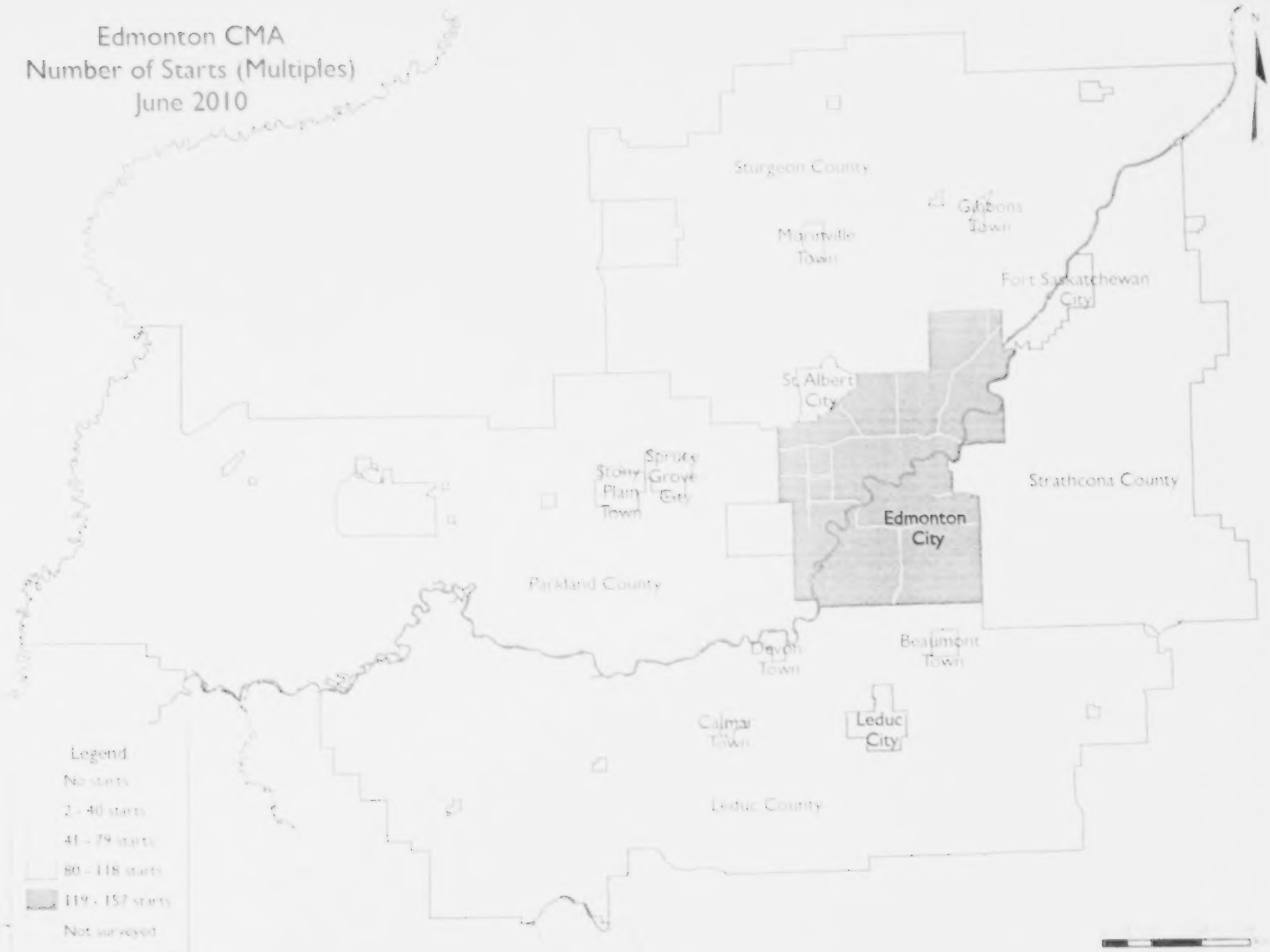
Economy

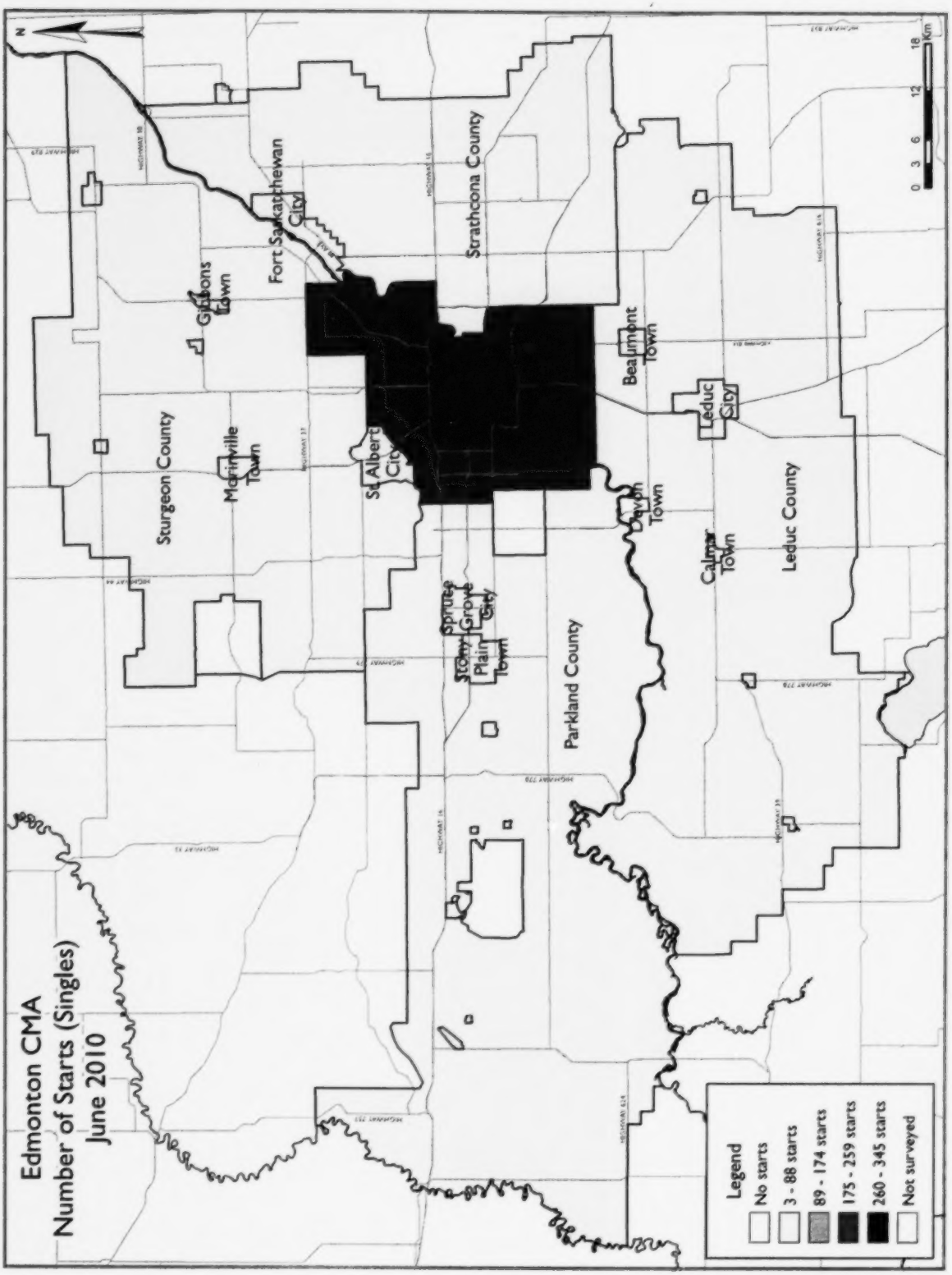
Labour Market Remains Soft

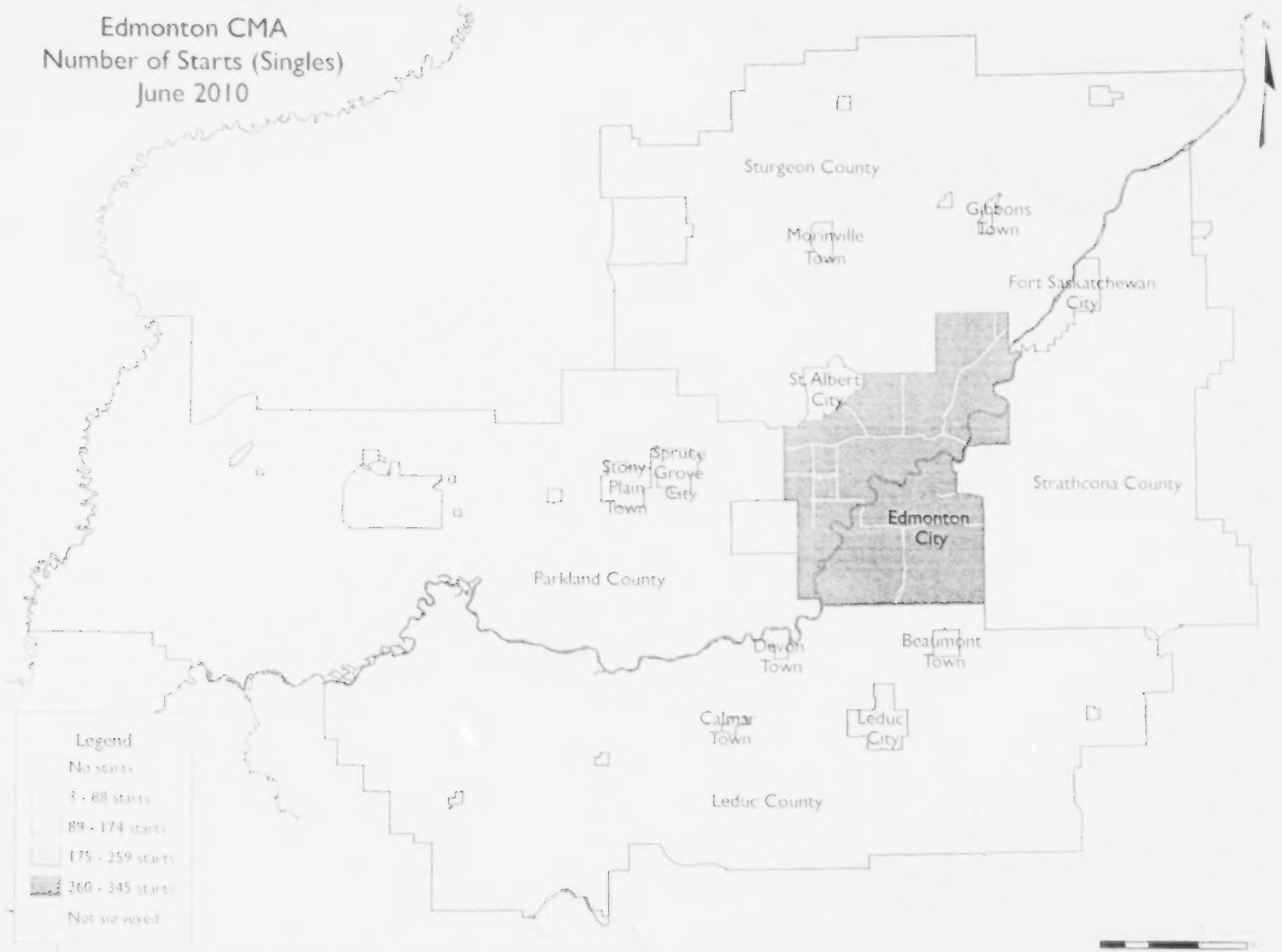
Improvements in Edmonton's labour market have been slow to arrive in 2010 despite evidence at the provincial level that conditions are firming up. The seasonally adjusted unemployment rate across Metro stood at 7.1 per cent in June, up from 6.7 per cent this time last year but slightly better than the 7.3 per cent level reported at the end of the first quarter. Average employment numbers remain down on a year-to-date basis but have recently shown improvements (both seasonally adjusted and actual) on a month-over-month basis. Similar to what was reported at the end of the first quarter, the high unemployment rates continue to hold back wage gains. Statistics Canada's Average Weekly Earnings data showed a modest gain of 0.4 per cent on average in the first half of 2010, compared with a 5.4 per cent average increase in Edmonton during January to June of last year.

Alberta's population continued to grow during the first quarter but at a rate considerably slower than the previous period in 2009. The main reason for the reduction in the growth rate was moderation in newcomers from the rest of Canada. According to Statistics Canada quarterly estimates, Alberta's population grew in the first three months of 2010 by 1.6 per cent from the first quarter of last year. This compares with a growth rate of 2.8 per cent a year prior and the lowest annual gain in almost 14 years. After two quarters of net losses, the province attracted a net inflow of 312 interprovincial migrants during January to March of this year. However, this compares with a 7,144 net gain reported in the first three months of 2009 over the first quarter of 2008. International migration remained strong, however, with 6,758 immigrants reported in the first quarter compared with 5,279 newcomers arriving this time last year.


Edmonton CMA
Number of Starts (Multiples)
June 2010
Legend
No starts
2 - 40 starts
41 - 79 starts
80 - 118 starts
119 - 157 starts
Not surveyed
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 km


Edmonton CMA
Number of Starts (Multiples)
June 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Edmonton City
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 40 starts
41 - 79 starts
80 - 118 starts
119 - 157 starts
Not surveyed


Edmonton CMA
Number of Starts (Singles)
June 2010
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Sprucе Grove City
Parkland County
Legend
No starts
3 - 88 starts
89 - 174 starts
175 - 259 starts
260 - 345 starts
Not surveyed


Edmonton CMA
Number of Starts (Singles)
June 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
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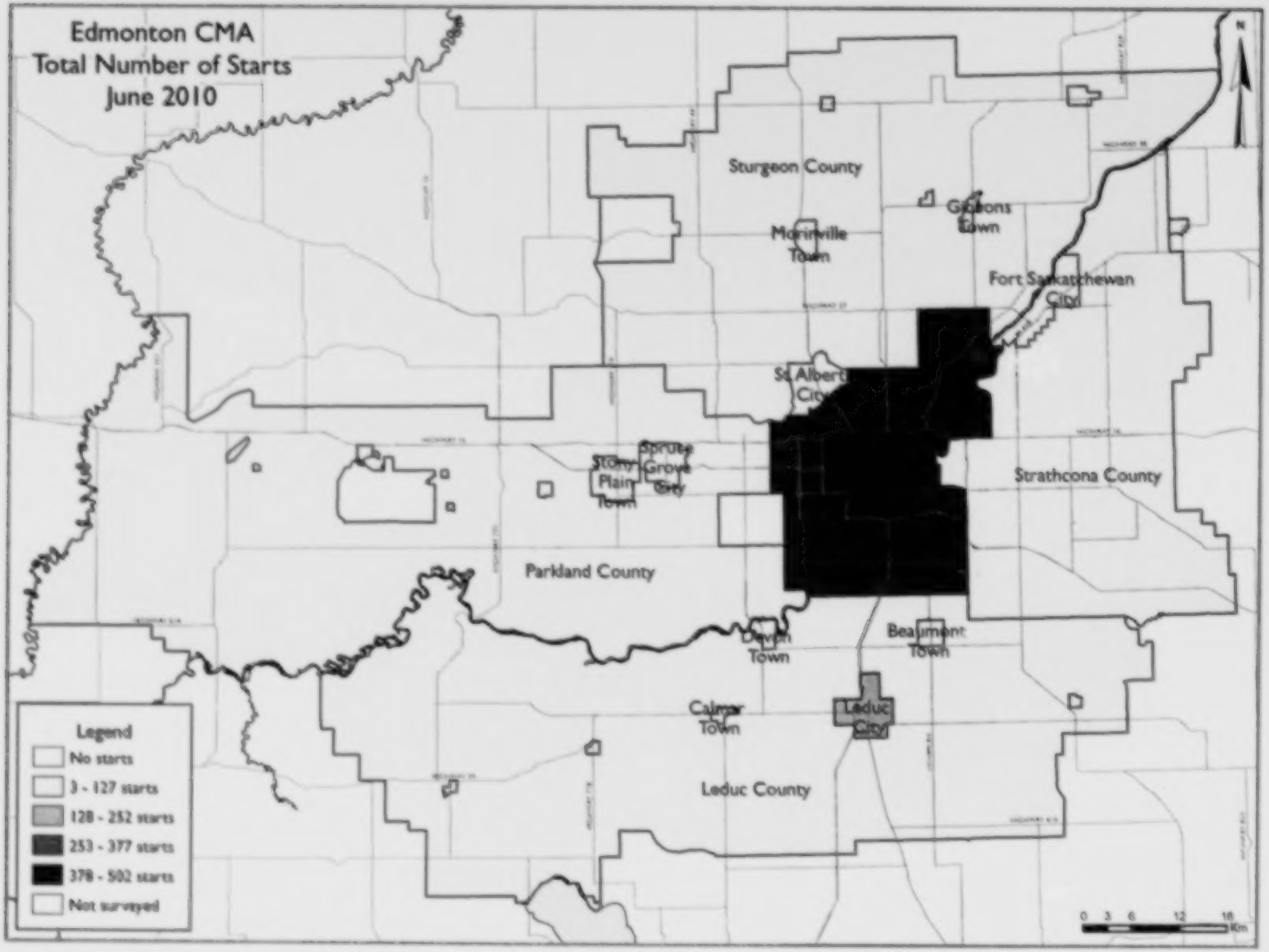
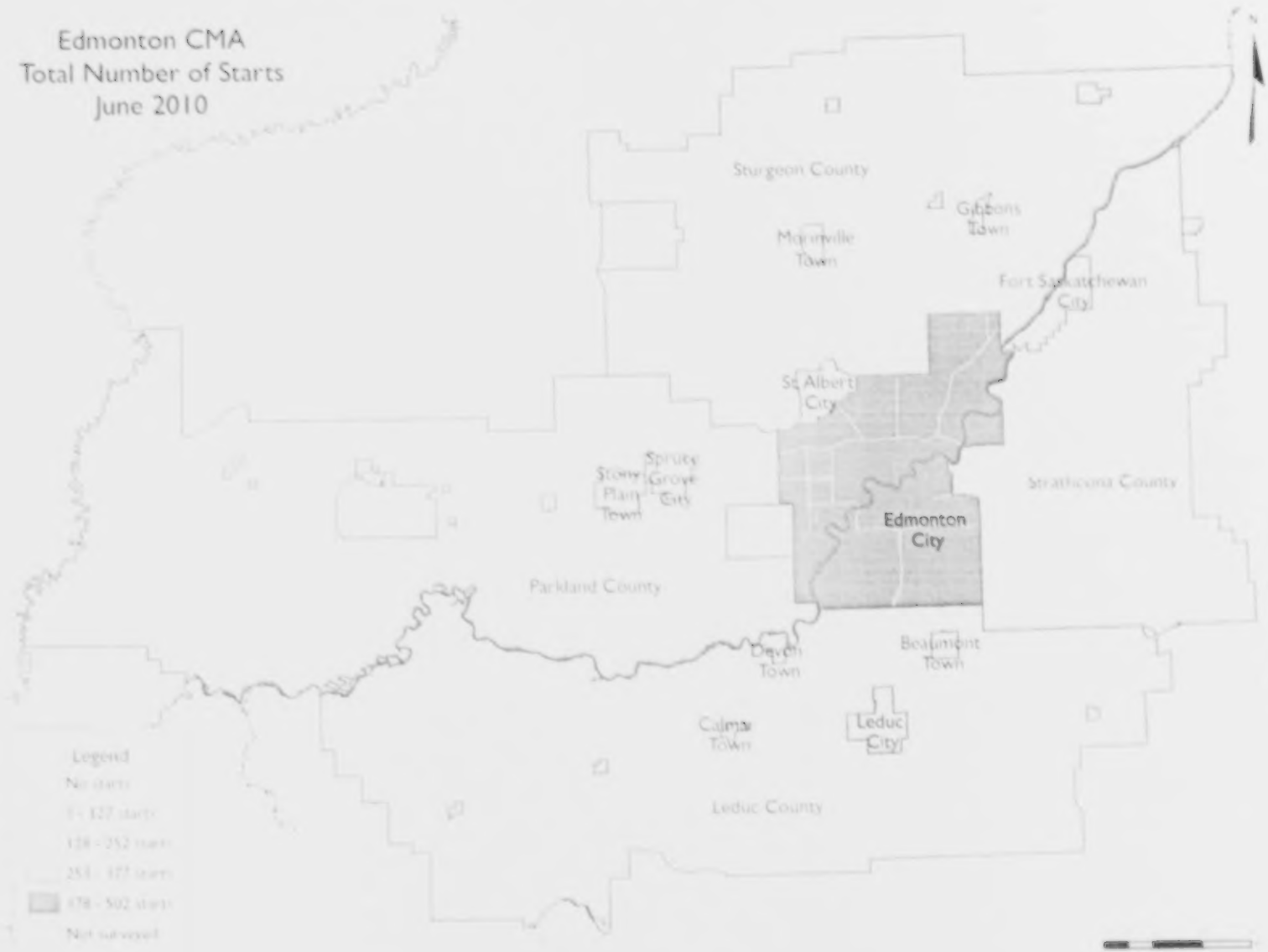
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 88 starts
89 - 174 starts
175 - 259 starts
260 - 345 starts
Not surveyed


Edmonton CMA
Total Number of Starts
June 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
3 - 127 starts
128 - 252 starts
253 - 377 starts
378 - 502 starts
Not surveyed
0 3 6 12 18 Km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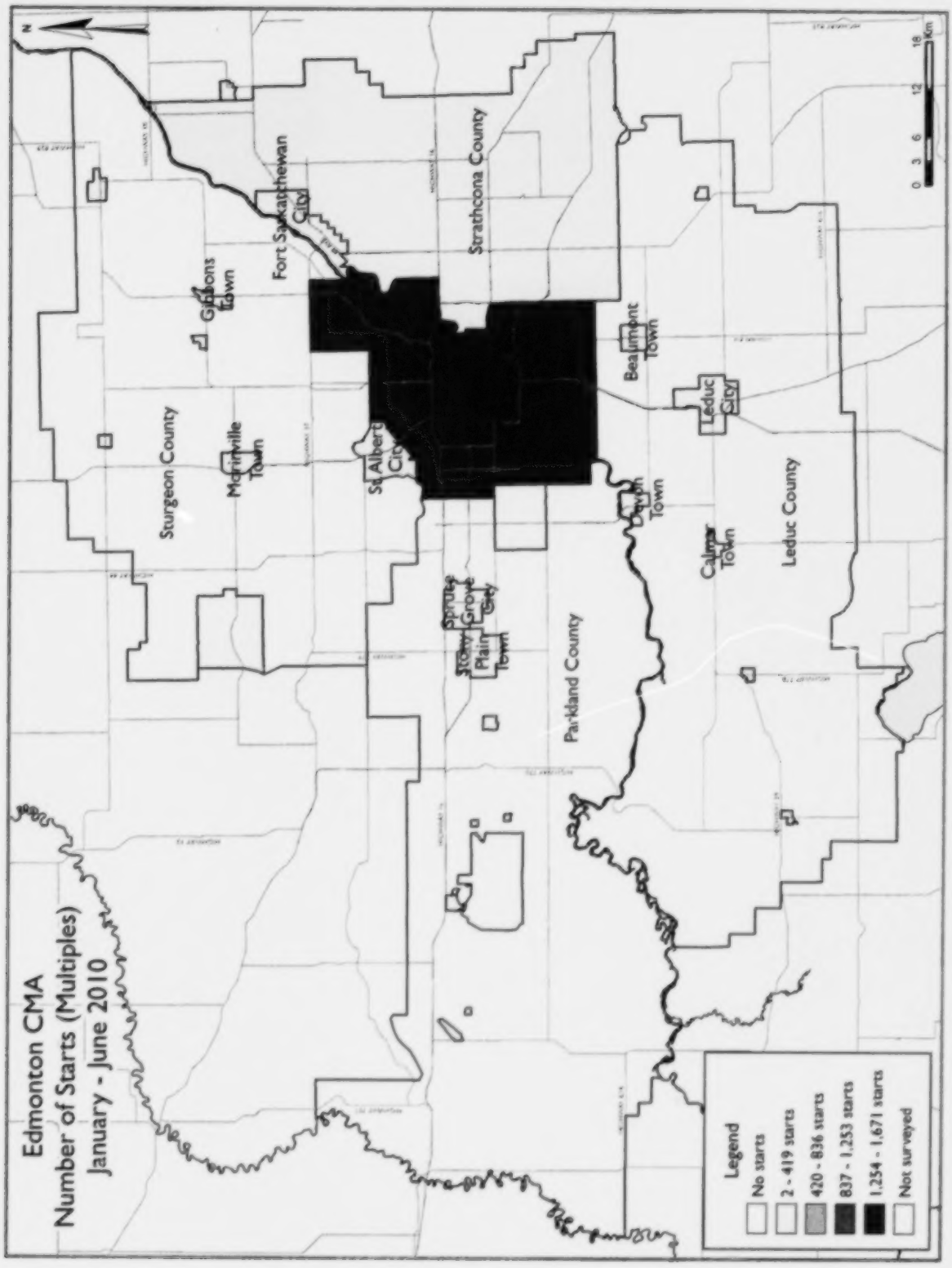
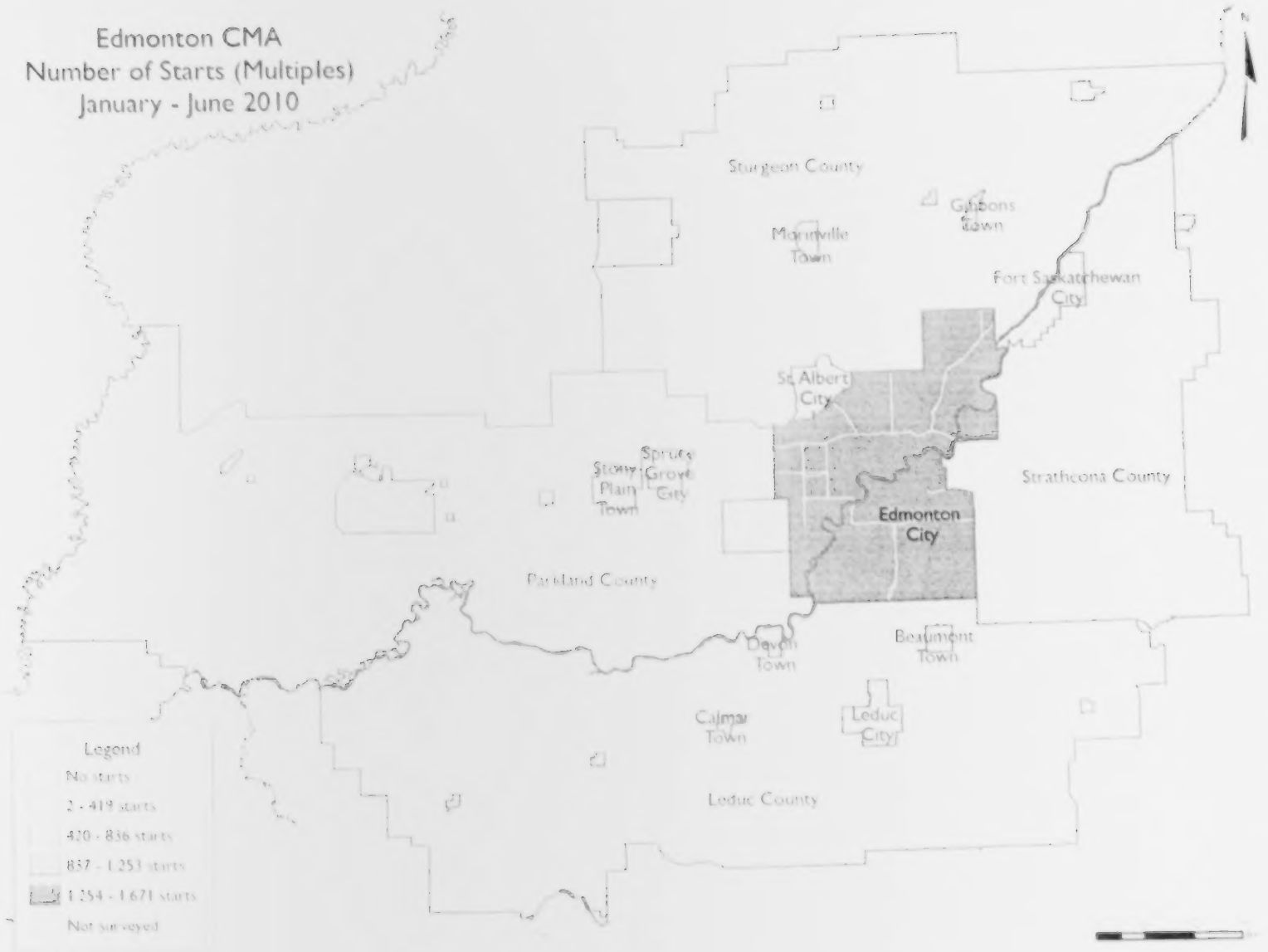
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
Not starts
1 - 127 starts
128 - 252 starts
253 - 377 starts
378 - 502 starts
Not surveyed


Edmonton CMA
Number of Starts (Multiples)
January - June 2010
Legend
No starts
2 - 419 starts
420 - 836 starts
837 - 1,253 starts
1,254 - 1,671 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Stony Plain Town
Spruce Grove City
Parkland County
0 3 6 12 18 Km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Calmar Town
Leduc City
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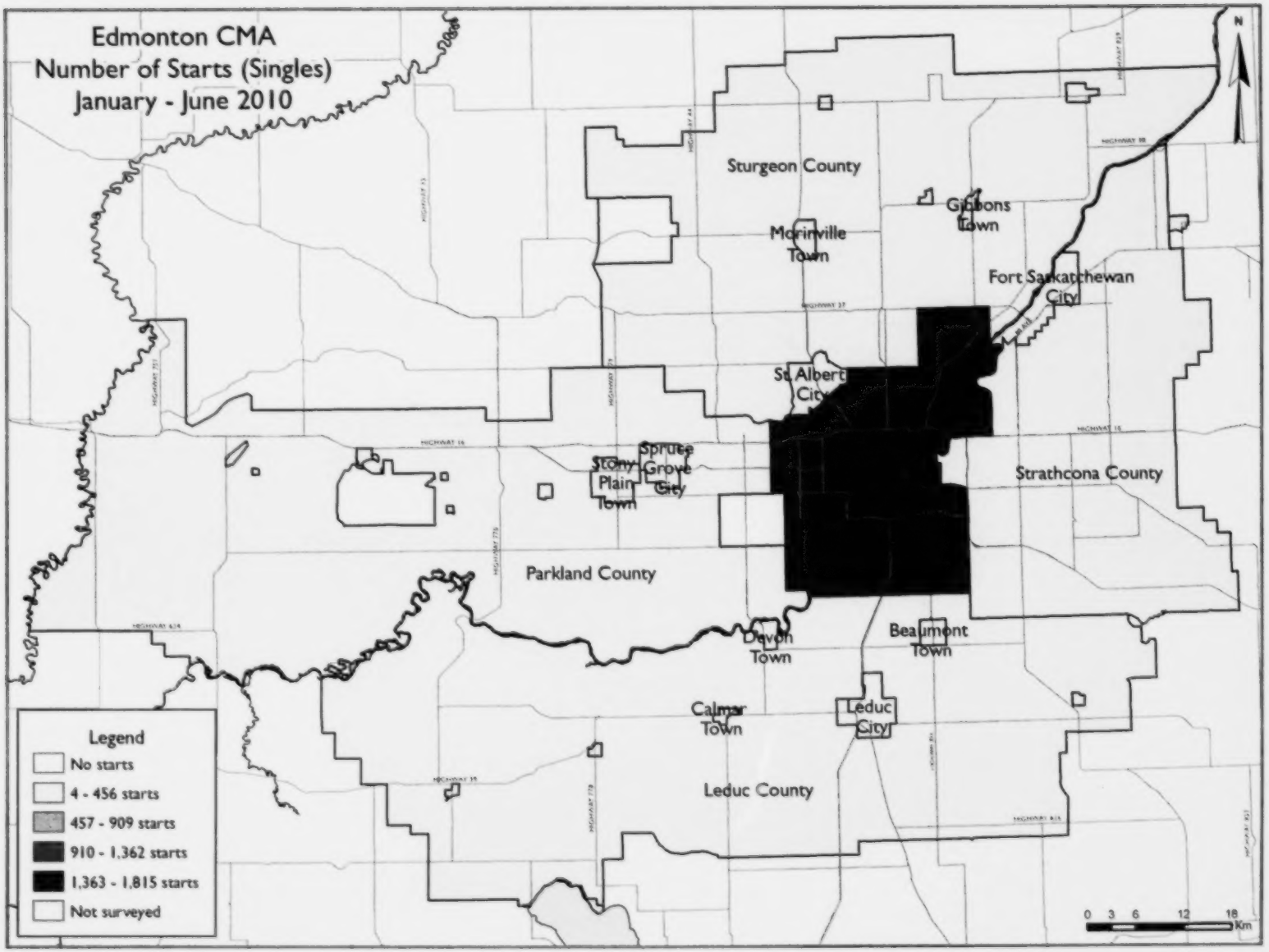
2 - 419 starts
420 - 836 starts
837 - 1,253 starts
1,254 - 1,671 starts
Not surveyed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January - June 2010
Sturgeon County
Gibbons Town
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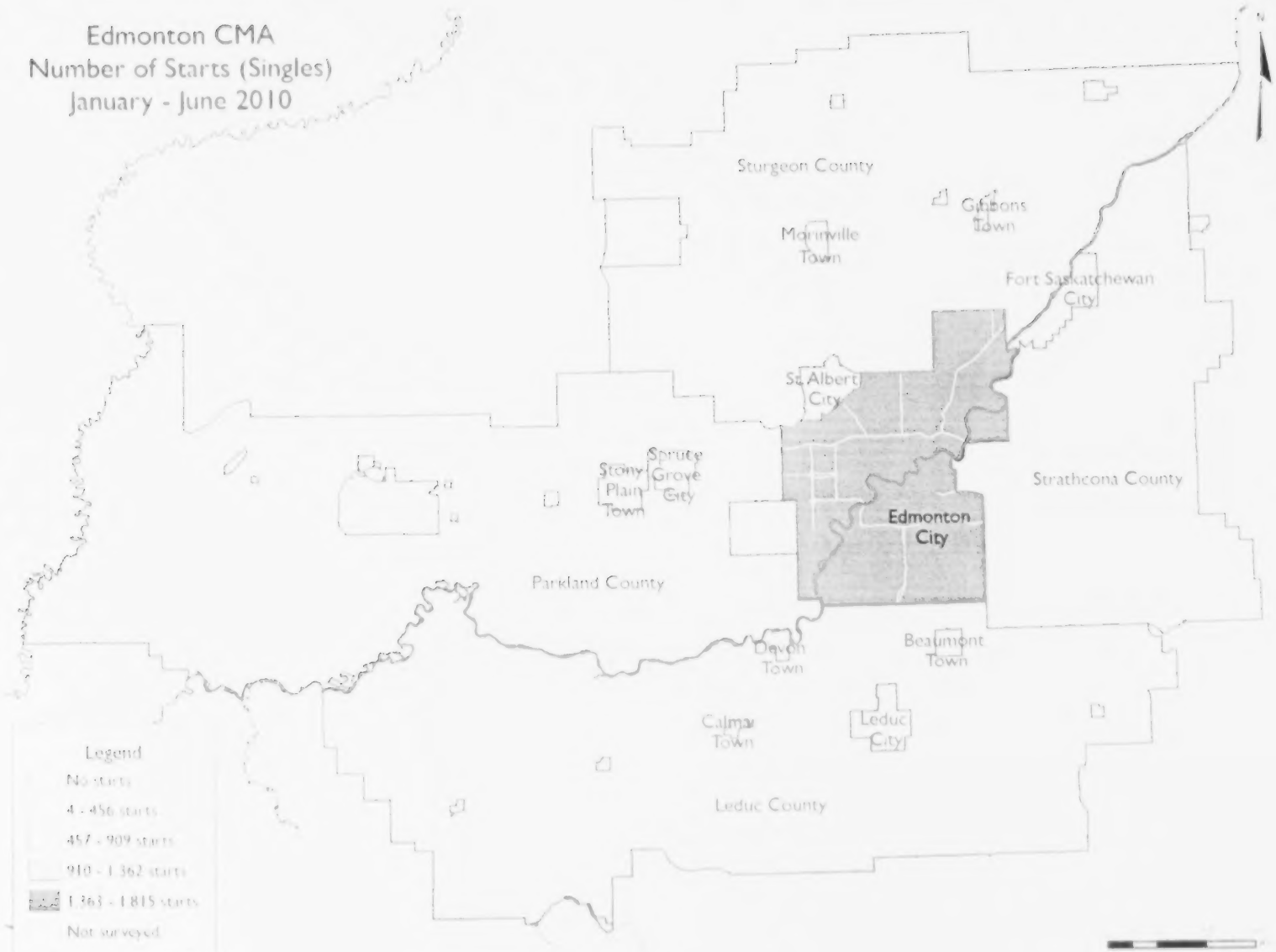
St. Albert City
Strathcona County
Stony Plain Town
Sprucе Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
4 - 456 starts
457 - 909 starts
910 - 1,362 starts
1,363 - 1,815 starts
Not surveyed
0 3 6 12 18 Km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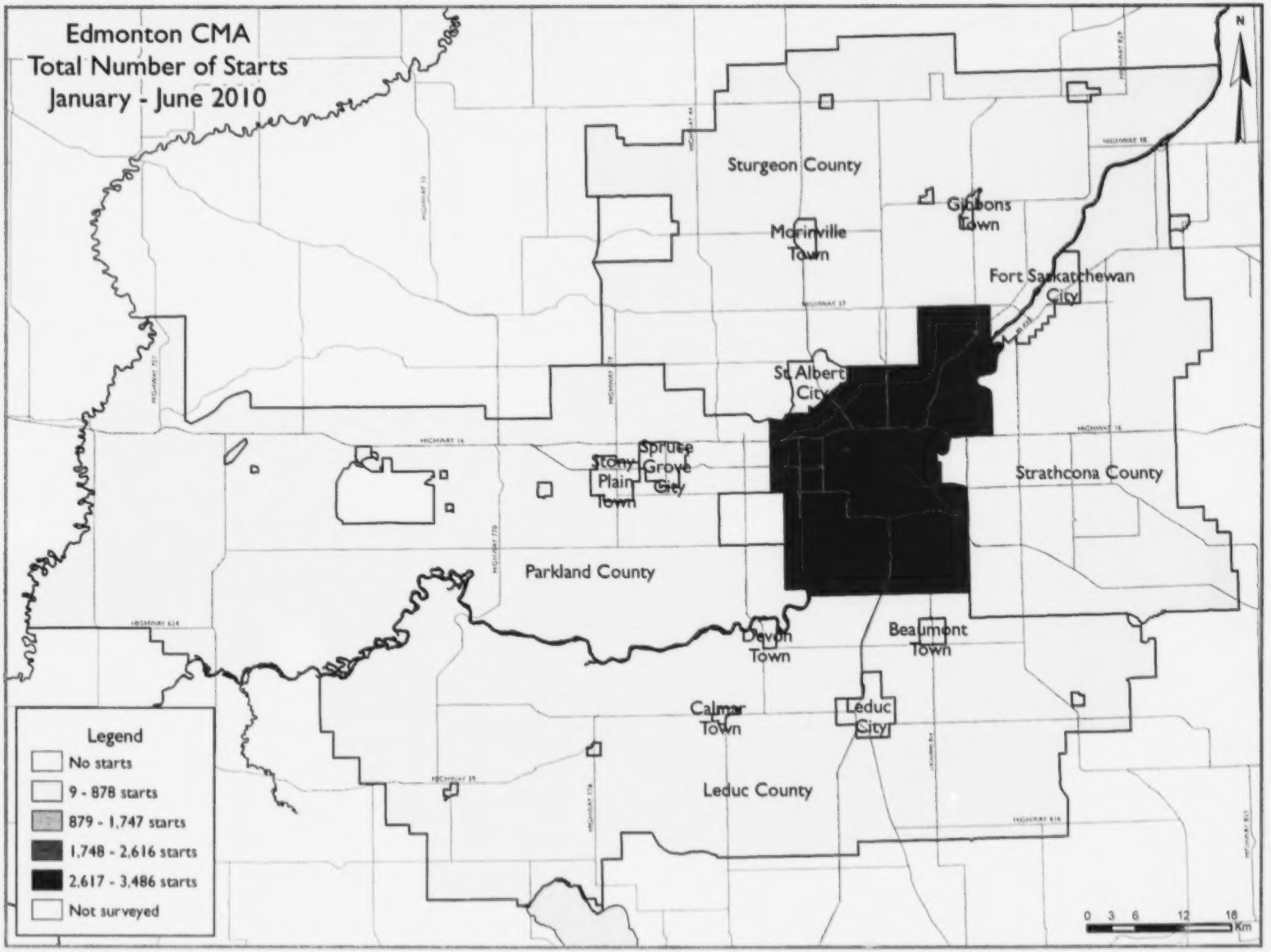
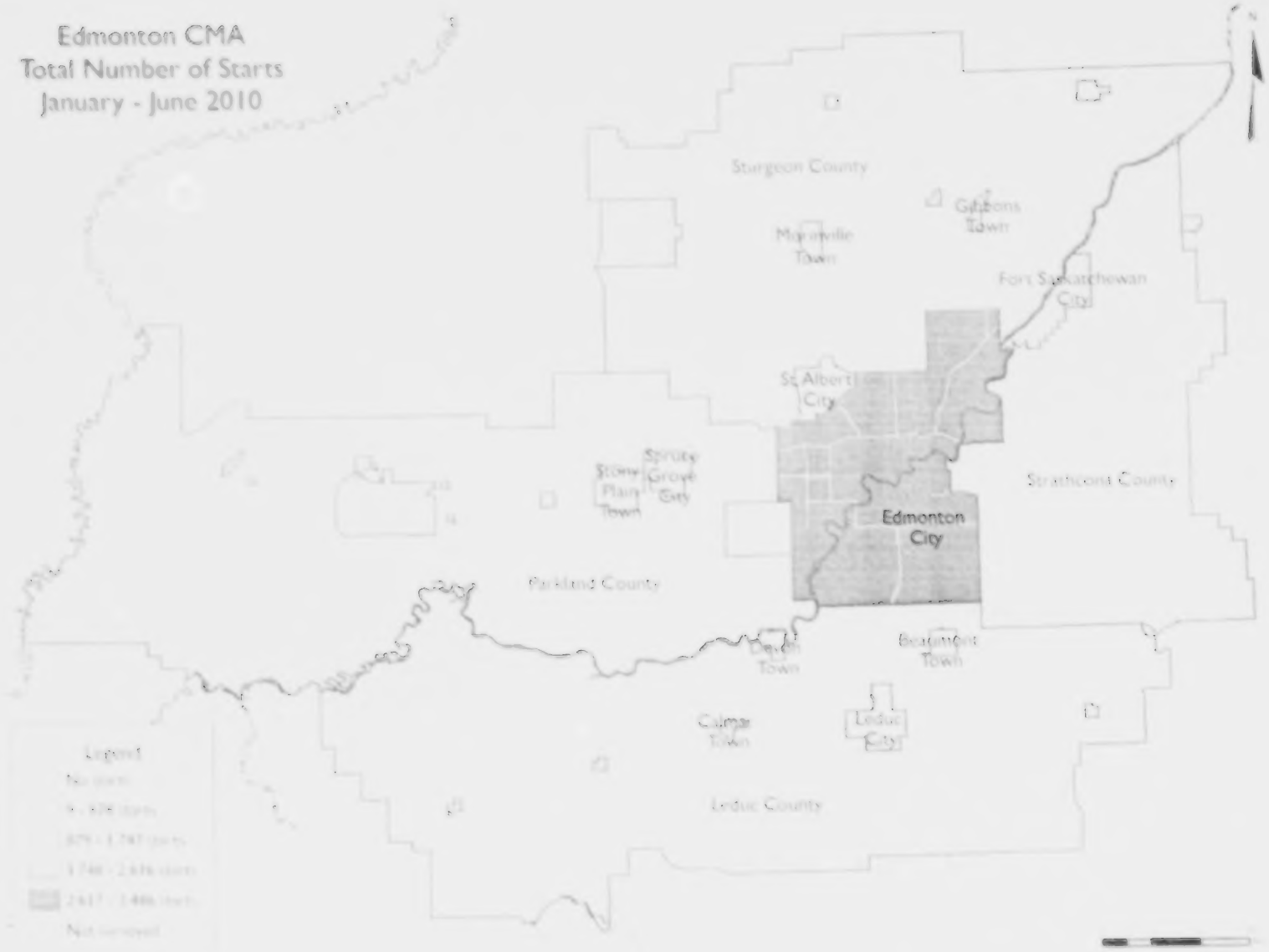
Leduc County
Legend
No starts
4 - 456 starts
457 - 909 starts
910 - 1,362 starts
1,363 - 1,815 starts
Not surveyed


Edmonton CMA
Total Number of Starts
January - June 2010
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
9 - 878 starts
879 - 1,747 starts
1,748 - 2,616 starts
2,617 - 3,486 starts
Not surveyed
0 3 6 12 18
Km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Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
June 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2010	634	108	15	1	88	99	6	0	951
June 2009	267	76	30	1	76	0	0	0	450
% Change	**137.5**	**42.1**	**-50.0**	**0.0**	**15.8**	**n/a**	**n/a**	**n/a**	**111.3**
Year-to-date 2010	3,186	688	71	3	414	847	34	136	5,379
Year-to-date 2009	1,116	262	72	1	194	171	0	96	1,912
% Change	**185.5**	**162.6**	**-1.4**	**200.0**	**113.4**	******	**n/a**	**41.7**	**181.3**
UNDER CONSTRUCTION									
June 2010	3,962	862	101	14	980	2,502	47	495	8,963
June 2009	1,813	438	96	3	886	4,897	22	421	8,585
% Change	**118.5**	**96.8**	**5.2**	******	**10.6**	**-48.9**	**113.6**	**17.6**	**4.4**
COMPLETIONS									
June 2010	432	98	26	0	48	371	0	55	1,030
June 2009	265	42	16	1	88	354	8	0	774
% Change	**63.0**	**133.3**	**62.5**	**-100.0**	**-45.5**	**4.8**	**-100.0**	**n/a**	**33.1**
Year-to-date 2010	2,228	544	52	4	355	886	0	160	4,229
Year-to-date 2009	1,532	400	39	2	436	1,430	22	122	3,983
% Change	**45.4**	**36.0**	**33.3**	**100.0**	**-18.6**	**-38.0**	**-100.0**	**31.1**	**6.2**
COMPLETED & NOT ABSORBED									
June 2010	407	71	19	1	152	667	1	95	1,413
June 2009	686	175	18	1	220	421	3	55	1,579
% Change	**-40.7**	**-59.4**	**5.6**	**0.0**	**-30.9**	**58.4**	**-66.7**	**72.7**	**-10.5**
ABSORBED									
June 2010	424	105	20	0	67	272	0	16	904
June 2009	324	61	8	2	101	205	8	4	713
% Change	**30.9**	**72.1**	**150.0**	**-100.0**	**-33.7**	**32.7**	**-100.0**	******	**26.8**
Year-to-date 2010	2,217	534	44	3	441	953	3	96	4,291
Year-to-date 2009	1,825	395	29	6	394	1,164	22	67	3,902
% Change	**21.5**	**35.2**	**51.7**	**-50.0**	**11.9**	**-18.1**	**-86.4**	**43.3**	**10.0**

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
June 2010	345	66	4	0	73	14	0	0	502
June 2009	136	50	30	1	76	0	0	0	293
Beaumont Town									
June 2010	40	4	0	0	0	0	0	0	44
June 2009	4	4	0	0	0	0	0	0	8
Devon Town									
June 2010	0	4	0	0	5	0	0	0	9
June 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
June 2010	34	8	11	0	0	0	0	0	53
June 2009	13	4	0	0	0	0	0	0	17
Leduc City									
June 2010	45	2	0	0	0	85	0	0	132
June 2009	18	10	0	0	0	0	0	0	28
Leduc County									
June 2010	14	0	0	0	0	0	0	0	14
June 2009	3	0	0	0	0	0	0	0	3
Morinville Town									
June 2010	14	0	0	0	0	0	0	0	14
June 2009	8	0	0	0	0	0	0	0	8
Parkland County									
June 2010	17	0	0	0	0	0	0	0	17
June 2009	12	0	0	0	0	0	0	0	12
Spruce Grove City									
June 2010	24	10	0	0	0	0	0	0	34
June 2009	4	2	0	0	0	0	0	0	6
St. Albert City									
June 2010	21	0	0	0	0	0	0	0	21
June 2009	14	4	0	0	0	0	0	0	18
Stony Plain Town									
June 2010	9	0	0	0	0	0	6	0	15
June 2009	9	0	0	0	0	0	0	0	9
Strathcona County									
June 2010	42	12	0	1	10	0	0	0	65
June 2009	33	2	0	0	0	0	0	0	35
Sturgeon County									
June 2010	17	0	0	0	0	0	0	0	17
June 2009	11	0	0	0	0	0	0	0	11
Remainder of the CMA									
June 2010	12	2	0	0	0	0	0	0	14
June 2009	2	0	0	0	0	0	0	0	2
Edmonton CMA									
June 2010	634	108	15	1	88	99	6	0	951
June 2009	267	76	30	1	76	0	0	0	450

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

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	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
June 2010	2,112	544	58	7	675	2,209	35	137	5,777
June 2009	773	238	80	3	525	4,198	20	120	5,966
Beaumont Town									
June 2010	189	18	0	0	32	0	0	0	239
June 2009	32	8	0	0	18	0	0	35	93
Devon Town									
June 2010	13	12	0	0	10	0	0	28	63
June 2009	2	0	0	0	15	0	0	0	17
Fort Saskatchewan City									
June 2010	177	60	18	0	25	0	0	152	432
June 2009	77	28	3	0	30	152	0	0	290
Leduc City									
June 2010	290	54	4	0	56	85	0	96	585
June 2009	138	36	0	0	86	0	0	0	260
Leduc County									
June 2010	76	0	0	0	0	0	0	0	76
June 2009	37	2	0	0	0	0	0	0	39
Morinville Town									
June 2010	72	2	4	0	44	20	0	0	142
June 2009	26	2	4	0	53	108	0	0	193
Parkland County									
June 2010	148	0	0	0	0	0	0	0	148
June 2009	156	0	0	0	0	0	0	0	156
Spruce Grove City									
June 2010	184	70	9	0	8	0	0	0	271
June 2009	105	62	9	0	0	160	0	0	336
St. Albert City									
June 2010	143	8	0	0	8	36	0	82	277
June 2009	68	16	0	0	9	65	0	132	290
Stony Plain Town									
June 2010	64	14	4	0	68	119	12	0	281
June 2009	88	2	0	0	115	119	0	0	324
Strathcona County									
June 2010	334	76	4	7	54	0	0	0	475
June 2009	179	38	0	0	35	74	2	134	462
Sturgeon County									
June 2010	107	0	0	0	0	0	0	0	107
June 2009	109	0	0	0	0	0	0	0	109
Remainder of the CMA									
June 2010	53	4	0	0	0	33	0	0	90
June 2009	23	6	0	0	0	21	0	0	50
Edmonton CMA									
June 2010	3,962	862	101	14	980	2,502	47	495	8,963
June 2009	1,813	438	96	3	886	4,897	22	421	8,585

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
June 2010	280	56	23	0	37	371	0	55	822
June 2009	118	22	12	1	81	124	8	0	366
Beaumont Town									
June 2010	1	0	0	0	0	0	0	0	1
June 2009	7	0	0	0	0	0	0	0	7
Devon Town									
June 2010	0	0	0	0	5	0	0	0	5
June 2009	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
June 2010	8	20	0	0	0	0	0	0	28
June 2009	8	10	0	0	0	60	0	0	78
Leduc City									
June 2010	7	4	0	0	0	0	0	0	11
June 2009	22	0	0	0	0	0	0	0	22
Leduc County									
June 2010	6	0	0	0	0	0	0	0	6
June 2009	8	0	0	0	0	0	0	0	8
Morinville Town									
June 2010	6	0	3	0	0	0	0	0	9
June 2009	9	0	0	0	0	0	0	0	9
Parkland County									
June 2010	17	0	0	0	0	0	0	0	17
June 2009	22	0	0	0	0	0	0	0	22
Spruce Grove City									
June 2010	32	10	0	0	0	0	0	0	42
June 2009	8	4	4	0	0	123	0	0	139
St. Albert City									
June 2010	10	4	0	0	2	0	0	0	16
June 2009	7	0	0	0	0	0	0	0	7
Stony Plain Town									
June 2010	12	0	0	0	0	0	0	0	12
June 2009	5	2	0	0	7	47	0	0	61
Strathcona County									
June 2010	35	2	0	0	4	0	0	0	41
June 2009	30	4	0	0	0	0	0	0	34
Sturgeon County									
June 2010	11	2	0	0	0	0	0	0	13
June 2009	15	0	0	0	0	0	0	0	15
Remainder of the CMA									
June 2010	7	0	0	0	0	0	0	0	7
June 2009	5	0	0	0	0	0	0	0	5
Edmonton CMA									
June 2010	432	98	26	0	48	371	0	55	1,030
June 2009	265	42	16	1	88	354	8	0	774

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
June 2010	204	44	6	1	93	446	1	43	838
June 2009	293	98	10	0	93	92	3	55	644
Beaumont Town									
June 2010	8	0	0	0	2	0	0	0	10
June 2009	32	1	0	0	5	0	0	0	38
Devon Town									
June 2010	2	0	0	0	0	0	0	0	2
June 2009	6	0	0	0	5	0	0	0	11
Fort Saskatchewan City									
June 2010	28	13	1	0	18	67	0	0	127
June 2009	49	30	2	0	33	105	0	0	219
Leduc City									
June 2010	26	2	0	0	6	47	0	40	121
June 2009	52	1	0	0	11	78	0	0	142
Leduc County									
June 2010	1	0	0	0	0	0	0	0	1
June 2009	0	0	0	0	0	0	0	0	0
Morinville Town									
June 2010	8	0	7	0	9	6	0	0	30
June 2009	42	4	1	0	16	0	0	0	63
Parkland County									
June 2010	6	0	0	0	0	0	0	0	6
June 2009	15	0	1	0	0	0	0	0	16
Spruce Grove City									
June 2010	20	7	5	0	0	93	0	0	125
June 2009	32	13	4	0	0	93	0	0	142
St. Albert City									
June 2010	27	3	0	0	2	0	0	0	32
June 2009	37	8	0	0	2	1	0	0	48
Stony Plain Town									
June 2010	23	0	0	0	16	4	0	0	43
June 2009	36	13	0	0	21	43	0	0	113
Strathcona County									
June 2010	53	2	0	0	6	4	0	12	77
June 2009	71	7	0	1	34	9	0	0	122
Sturgeon County									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
June 2010	1	0	0	0	0	0	0	0	1
June 2009	17	0	0	0	0	0	0	0	17
Edmonton CMA									
June 2010	407	71	19	1	152	667	1	95	1,413
June 2009	686	175	18	1	220	421	3	55	1,579

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
June 2010	273	67	20	0	46	267	0	16	689
June 2009	139	40	8	1	85	137	8	4	422
Beaumont Town									
June 2010	4	0	0	0	0	0	0	0	4
June 2009	15	0	0	0	0	0	0	0	15
Devon Town									
June 2010	0	0	0	0	5	0	0	0	5
June 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
June 2010	9	17	0	0	4	4	0	0	34
June 2009	16	14	0	0	1	31	0	0	62
Leduc City									
June 2010	6	3	0	0	0	0	0	0	9
June 2009	25	0	0	0	0	0	0	0	25
Leduc County									
June 2010	6	0	0	0	0	0	0	0	6
June 2009	8	0	0	0	0	0	0	0	8
Morinville Town									
June 2010	12	0	0	0	4	0	0	0	16
June 2009	12	0	0	0	2	0	0	0	14
Parkland County									
June 2010	17	0	0	0	0	0	0	0	17
June 2009	22	0	0	0	0	0	0	0	22
Spruce Grove City									
June 2010	27	10	0	0	0	0	0	0	37
June 2009	15	0	0	0	0	30	0	0	45
St. Albert City									
June 2010	12	2	0	0	2	0	0	0	16
June 2009	14	0	0	0	8	3	0	0	25
Stony Plain Town									
June 2010	9	0	0	0	2	1	0	0	12
June 2009	2	2	0	0	2	4	0	0	10
Strathcona County									
June 2010	29	4	0	0	4	0	0	0	37
June 2009	37	5	0	1	3	0	0	0	46
Sturgeon County									
June 2010	13	2	0	0	0	0	0	0	15
June 2009	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
June 2010	7	0	0	0	0	0	0	0	7
June 2009	6	0	0	0	0	0	0	0	6
Edmonton CMA									
June 2010	424	105	20	0	67	272	0	16	904
June 2009	324	61	8	2	101	205	8	4	713

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855
% Change	22.0	27.8	150.0	-28.0	53.0	-6.2	-91.9	181.5	26.1
2000	4,047	144	8	25	315	1,141	148	400	6,228

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	% Change
Edmonton City	345	137	78	76	65	80	14	0	502	293	71.3
Beaumont Town	40	4	4	4	0	0	0	0	44	8	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	4	0	5	0	0	0	9	0	n/a
Fort Saskatchewan City	34	13	8	4	11	0	0	0	53	17	**
Gibbons Town	3	1	0	0	0	0	0	0	3	1	200.0
Leduc City	45	18	2	10	0	0	85	0	132	28	**
Leduc County	14	3	0	0	0	0	0	0	14	3	**
Morinville Town	14	8	0	0	0	0	0	0	14	8	75.0
Parkland County	17	12	0	0	0	0	0	0	17	12	41.7
Spruce Grove City	24	4	10	2	0	0	0	0	34	6	**
St. Albert City	21	14	0	4	0	0	0	0	21	18	16.7
Stony Plain Town	9	9	0	0	6	0	0	0	15	9	66.7
Strathcona County	43	33	12	2	10	0	0	0	65	35	85.7
Sturgeon County	17	11	0	0	0	0	0	0	17	11	54.5
Remainder of the CMA	9	1	2	0	0	0	0	0	11	1	**
Edmonton CMA	635	268	120	102	97	80	99	0	951	450	111.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	1,815	572	526	196	371	136	774	185	3,486	1,089	**
Beaumont Town	119	15	22	8	0	0	0	0	141	23	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	4	0	4	0	5	0	28	0	41	0	n/a
Fort Saskatchewan City	145	56	40	30	11	3	0	0	196	89	120.2
Gibbons Town	9	3	0	0	0	0	0	0	9	3	200.0
Leduc City	175	91	18	18	0	14	181	0	374	123	**
Leduc County	45	22	0	2	0	0	0	0	45	24	87.5
Morinville Town	64	21	0	0	7	4	0	0	71	25	184.0
Parkland County	102	51	0	0	0	0	0	0	102	51	100.0
Spruce Grove City	173	36	72	22	8	0	0	0	253	58	**
St. Albert City	98	46	2	4	0	0	0	82	100	132	-24.2
Stony Plain Town	56	49	12	0	12	44	0	0	80	93	-14.0
Strathcona County	271	111	62	28	33	19	0	0	366	158	131.6
Sturgeon County	79	37	0	0	0	0	0	0	79	37	113.5
Remainder of the CMA	34	7	2	0	0	0	0	0	36	7	**
Edmonton CMA	3,189	1,117	760	308	447	220	983	267	5,379	1,912	181.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Edmonton City	65	80	0	0	14	0	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	0	0	0	0	0	0	0
Fort Saskatchewan City	11	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	85	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	6	0	0	0	0	0
Strathcona County	10	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	91	80	6	0	99	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	349	136	22	0	762	171	12	14
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	0	0	0	0	0	28	0
Fort Saskatchewan City	11	3	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	14	0	0	85	0	96	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	7	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	82
Stony Plain Town	0	44	12	0	0	0	0	0
Strathcona County	33	19	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	413	220	34	0	847	171	136	96

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Edmonton City	415	216	87	77	0	0	502	293
Beaumont Town	44	8	0	0	0	0	44	8
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	4	0	5	0	0	0	9	0
Fort Saskatchewan City	53	17	0	0	0	0	53	17
Gibbons Town	3	1	0	0	0	0	3	1
Leduc City	47	28	85	0	0	0	132	28
Leduc County	14	3	0	0	0	0	14	3
Morinville Town	14	8	0	0	0	0	14	8
Parkland County	17	12	0	0	0	0	17	12
Spruce Grove City	34	6	0	0	0	0	34	6
St. Albert City	21	18	0	0	0	0	21	18
Stony Plain Town	9	9	0	0	6	0	15	9
Strathcona County	54	35	11	0	0	0	65	35
Sturgeon County	17	11	0	0	0	0	17	11
Remainder of the CMA	11	1	0	0	0	0	11	1
Edmonton CMA	757	373	188	77	6	0	951	450

Table 2.5: Starts by Submarket and by Intended Market
January - June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	2,327	790	1,125	285	34	14	3,486	1,089
Beaumont Town	133	23	8	0	0	0	141	23
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	8	0	5	0	28	0	41	0
Fort Saskatchewan City	196	89	0	0	0	0	196	89
Gibbons Town	9	3	0	0	0	0	9	3
Leduc City	193	109	85	14	96	0	374	123
Leduc County	45	24	0	0	0	0	45	24
Morinville Town	71	25	0	0	0	0	71	25
Parkland County	102	51	0	0	0	0	102	51
Spruce Grove City	245	58	8	0	0	0	253	58
St. Albert City	100	50	0	0	0	82	100	132
Stony Plain Town	68	49	0	44	12	0	80	93
Strathcona County	333	135	33	23	0	0	366	158
Sturgeon County	79	37	0	0	0	0	79	37
Remainder of the CMA	36	7	0	0	0	0	36	7
Edmonton CMA	3,945	1,450	1,264	366	170	96	5,379	1,912

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	% Change
Edmonton City	280	119	60	38	56	85	426	124	822	366	124.6
Beaumont Town	1	7	0	0	0	0	0	0	1	7	-85.7
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	1	0	0	5	0	0	0	5	1	**
Fort Saskatchewan City	8	8	20	10	0	0	0	60	28	78	-64.1
Gibbons Town	2	4	0	0	0	0	0	0	2	4	-50.0
Leduc City	7	22	4	0	0	0	0	0	11	22	-50.0
Leduc County	6	8	0	0	0	0	0	0	6	8	-25.0
Morinville Town	6	9	0	0	3	0	0	0	9	9	0.0
Parkland County	17	22	0	0	0	0	0	0	17	22	-22.7
Spruce Grove City	32	8	10	4	0	4	0	123	42	139	-69.8
St. Albert City	10	7	6	0	0	0	0	0	16	7	128.6
Stony Plain Town	12	5	0	2	0	7	0	47	12	61	-80.3
Strathcona County	35	30	6	4	0	0	0	0	41	34	20.6
Sturgeon County	11	15	2	0	0	0	0	0	13	15	-13.3
Remainder of the CMA	5	1	0	0	0	0	0	0	5	1	**
Edmonton CMA	432	266	108	58	64	96	426	354	1,030	774	33.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	1,372	768	408	318	238	249	999	916	3,017	2,251	34.0
Beaumont Town	16	43	6	14	6	8	0	28	28	93	-69.9
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	6	0	0	10	15	0	0	11	21	-47.6
Fort Saskatchewan City	80	45	62	58	8	7	0	60	150	170	-11.8
Gibbons Town	9	15	0	0	0	0	0	0	9	15	-40.0
Leduc City	64	106	18	40	20	59	47	205	149	410	-63.7
Leduc County	29	53	2	0	0	0	0	0	31	53	-41.5
Morinville Town	25	38	2	4	10	0	0	0	37	42	-11.9
Parkland County	77	99	0	0	0	3	0	0	77	102	-24.5
Spruce Grove City	125	69	36	32	8	8	0	123	169	232	-27.2
St. Albert City	81	37	16	2	16	8	0	0	113	47	140.4
Stony Plain Town	61	26	8	8	0	20	0	47	69	101	-31.7
Strathcona County	203	129	56	20	19	24	0	173	278	346	-19.7
Sturgeon County	74	80	2	0	0	0	0	0	76	80	-5.0
Remainder of the CMA	15	20	0	0	0	0	0	0	15	20	-25.0
Edmonton CMA	2,232	1,534	616	496	335	401	1,046	1,552	4,229	3,983	6.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Edmonton City	56	77	0	8	371	124	55	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	0	0	0	0	0	0	0
Fort Saskatchewan City	8	0	0	0	0	60	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	3	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	123	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	7	0	0	0	47	0	0
Strathcona County	0	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	**64**	**88**	**0**	**8**	**371**	**354**	**55**	**0**

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	238	241	0	8	886	822	113	94
Beaumont Town	8	8	0	0	0	0	0	28
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	10	15	0	0	0	0	0	0
Fort Saskatchewan City	8	7	0	0	0	60	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	20	59	0	0	0	205	47	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	10	0	0	0	0	0	0	0
Parkland County	0	3	0	0	0	0	0	0
Spruce Grove City	8	8	0	0	0	123	0	0
St. Albert City	16	8	0	0	0	0	0	0
Stony Plain Town	0	20	0	0	0	47	0	0
Strathcona County	19	24	0	0	0	173	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	**335**	**393**	**0**	**8**	**886**	**1,430**	**160**	**122**

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Edmonton City	359	152	408	206	55	8	822	366
Beaumont Town	1	7	0	0	0	0	1	7
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	1	5	0	0	0	5	1
Fort Saskatchewan City	28	18	0	60	0	0	28	78
Gibbons Town	2	4	0	0	0	0	2	4
Leduc City	11	22	0	0	0	0	11	22
Leduc County	6	8	0	0	0	0	6	8
Morinville Town	9	9	0	0	0	0	9	9
Parkland County	17	22	0	0	0	0	17	22
Spruce Grove City	42	16	0	123	0	0	42	139
St. Albert City	14	7	2	0	0	0	16	7
Stony Plain Town	12	7	0	54	0	0	12	61
Strathcona County	37	34	4	0	0	0	41	34
Sturgeon County	13	15	0	0	0	0	13	15
Remainder of the CMA	5	1	0	0	0	0	5	1
Edmonton CMA	**556**	**323**	**419**	**443**	**55**	**8**	**1,030**	**774**

Table 3.5: Completions by Submarket and by Intended Market
January - June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	1,756	1,027	1,148	1,108	113	116	3,017	2,251
Beaumont Town	22	57	6	8	0	28	28	93
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	6	10	15	0	0	11	21
Fort Saskatchewan City	145	108	5	62	0	0	150	170
Gibbons Town	9	15	0	0	0	0	9	15
Leduc City	82	138	20	272	47	0	149	410
Leduc County	31	53	0	0	0	0	31	53
Morinville Town	37	42	0	0	0	0	37	42
Parkland County	77	102	0	0	0	0	77	102
Spruce Grove City	169	109	0	123	0	0	169	232
St. Albert City	91	39	22	8	0	0	113	47
Stony Plain Town	63	30	6	71	0	0	69	101
Strathcona County	250	145	28	201	0	0	278	346
Sturgeon County	76	80	0	0	0	0	76	80
Remainder of the CMA	15	20	0	0	0	0	15	20
Edmonton CMA	**2,824**	**1,971**	**1,245**	**1,868**	**160**	**144**	**4,229**	**3,983**

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
June 2010	40	15.0	127	47.6	46	17.2	17	6.4	37	13.9	267	415,900	474,274
June 2009	4	2.9	61	43.6	41	29.3	15	10.7	19	13.6	140	469,400	526,121
Year-to-date 2010	238	18.0	596	45.2	257	19.5	94	7.1	134	10.2	1,319	419,500	470,135
Year-to-date 2009	54	6.2	271	31.2	222	25.6	110	12.7	211	24.3	868	499,900	589,681
Beaumont Town													
June 2010	1	25.0	0	0.0	2	50.0	1	25.0	0	0.0	4	--	--
June 2009	0	0.0	8	53.3	6	40.0	1	6.7	0	0.0	15	449,900	462,353
Year-to-date 2010	7	38.9	7	38.9	3	16.7	1	5.6	0	0.0	18	386,250	390,356
Year-to-date 2009	2	3.3	23	37.7	25	41.0	8	13.1	3	4.9	61	469,900	481,674
Calmar Town													
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	4	57.1	2	28.6	1	14.3	7	--	--
Fort Saskatchewan City													
June 2010	0	0.0	8	88.9	1	11.1	0	0.0	0	0.0	9	--	--
June 2009	8	50.0	6	37.5	1	6.3	0	0.0	1	6.3	16	353,600	385,088
Year-to-date 2010	25	30.5	46	56.1	6	7.3	4	4.9	1	1.2	82	369,750	384,320
Year-to-date 2009	14	18.9	38	51.4	12	16.2	3	4.1	7	9.5	74	394,650	437,735
Gibbons Town													
June 2010	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
June 2009	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	4	44.4	5	55.6	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2009	12	63.2	6	31.6	1	5.3	0	0.0	0	0.0	19	340,000	332,632
Leduc City													
June 2010	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	--	--
June 2009	2	8.0	12	48.0	9	36.0	2	8.0	0	0.0	25	439,900	447,904
Year-to-date 2010	38	54.3	25	35.7	5	7.1	2	2.9	0	0.0	70	337,811	350,387
Year-to-date 2009	14	9.6	49	33.6	53	36.3	25	17.1	5	3.4	146	468,900	476,311
Leduc County													
June 2010	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	--	--
June 2009	0	0.0	1	12.5	0	0.0	1	12.5	6	75.0	8	--	--
Year-to-date 2010	6	21.4	5	17.9	11	39.3	4	14.3	2	7.1	28	475,500	461,840
Year-to-date 2009	2	3.8	2	3.8	2	3.8	13	24.5	34	64.2	53	700,000	716,509
Morinville Town													
June 2010	5	41.7	4	33.3	3	25.0	0	0.0	0	0.0	12	378,000	378,892
June 2009	4	33.3	6	50.0	2	16.7	0	0.0	0	0.0	12	361,400	374,742
Year-to-date 2010	12	31.6	20	52.6	6	15.8	0	0.0	0	0.0	38	373,250	375,497
Year-to-date 2009	13	22.8	36	63.2	6	10.5	0	0.0	2	3.5	57	385,100	415,347

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
June 2010	0	0.0	2	22.2	1	11.1	0	0.0	6	66.7	9	--	--
June 2009	13	59.1	0	0.0	1	4.5	0	0.0	8	36.4	22	325,000	320,512
Year-to-date 2010	16	29.6	11	20.4	4	7.4	3	5.6	20	37.0	54	447,500	557,830
Year-to-date 2009	37	33.3	20	18.0	9	8.1	4	3.6	41	36.9	111	437,500	544,212
Spruce Grove City													
June 2010	6	22.2	16	59.3	4	14.8	1	3.7	0	0.0	27	396,118	398,526
June 2009	9	60.0	1	6.7	5	33.3	0	0.0	0	0.0	15	315,860	354,609
Year-to-date 2010	41	34.7	62	52.5	12	10.2	2	1.7	1	0.8	118	366,308	377,343
Year-to-date 2009	27	29.7	41	45.1	18	19.8	2	2.2	3	3.3	91	382,757	395,543
St. Albert City													
June 2010	0	0.0	4	36.4	7	63.6	0	0.0	0	0.0	11	480,000	455,918
June 2009	1	7.1	4	28.6	3	21.4	1	7.1	5	35.7	14	495,200	585,271
Year-to-date 2010	1	1.3	23	29.1	28	35.4	15	19.0	12	15.2	79	500,100	552,695
Year-to-date 2009	1	1.6	7	11.1	13	20.6	13	20.6	29	46.0	63	630,000	678,667
Stony Plain Town													
June 2010	2	22.2	7	77.8	0	0.0	0	0.0	0	0.0	9	--	--
June 2009	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	21	36.2	29	50.0	5	8.6	0	0.0	3	5.2	58	377,101	424,778
Year-to-date 2009	18	60.0	10	33.3	2	6.7	0	0.0	0	0.0	30	316,641	330,382
Strathcona County													
June 2010	1	3.6	15	53.6	4	14.3	1	3.6	7	25.0	28	436,500	581,050
June 2009	0	0.0	5	13.2	15	39.5	5	13.2	13	34.2	38	543,000	705,668
Year-to-date 2010	3	1.7	64	36.2	51	28.8	20	11.3	39	22.0	177	484,000	601,683
Year-to-date 2009	2	1.2	21	12.9	67	41.1	15	9.2	58	35.6	163	540,000	689,009
Sturgeon County													
June 2010	2	15.4	1	7.7	1	7.7	2	15.4	7	53.8	13	690,000	691,923
June 2009	3	23.1	3	23.1	2	15.4	0	0.0	5	38.5	13	450,000	597,692
Year-to-date 2010	10	13.2	7	9.2	11	14.5	18	23.7	30	39.5	76	592,500	624,276
Year-to-date 2009	13	16.9	20	26.0	13	16.9	10	13.0	21	27.3	77	480,000	574,286
Remainder of the CMA													
June 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
June 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	9	56.3	4	25.0	2	12.5	0	0.0	1	6.3	16	334,900	358,094
Year-to-date 2009	8	72.7	2	18.2	1	9.1	0	0.0	0	0.0	11	319,900	310,055
Edmonton CMA													
June 2010	64	15.8	191	47.2	71	17.5	22	5.4	57	14.1	405	419,000	478,150
June 2009	51	15.6	108	33.1	85	26.1	25	7.7	57	17.5	326	451,983	522,367
Year-to-date 2010	431	20.1	904	42.2	401	18.7	164	7.7	243	11.3	2,143	419,500	474,371
Year-to-date 2009	217	11.9	546	29.8	448	24.5	205	11.2	415	22.7	1,831	484,000	559,335

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
June 2010

Submarket	June 2010	June 2009	% Change	YTD 2010	YTD 2009	% Change
Edmonton City	474,274	526,121	-9.9	470,135	589,681	-20.3
Beaumont Town	--	462,353	n/a	390,356	481,674	-19.0
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	--	385,088	n/a	384,320	437,735	-12.2
Gibbons Town	--	--	n/a	--	332,632	n/a
Leduc City	--	447,904	n/a	350,387	476,311	-26.4
Leduc County	--	--	n/a	461,840	716,509	-35.5
Morinville Town	378,892	374,742	1.1	375,497	415,347	-9.6
Parkland County	--	520,512	n/a	557,830	544,212	2.5
Spruce Grove City	398,526	354,609	12.4	377,343	395,543	-4.6
St. Albert City	455,918	585,271	-22.1	552,695	678,667	-18.6
Stony Plain Town	--	--	n/a	424,778	330,382	28.6
Strathcona County	581,050	705,668	-17.7	601,683	689,009	-12.7
Sturgeon County	691,923	597,692	15.8	624,276	574,286	8.7
Remainder of the CMA	--	--	n/a	358,094	310,055	15.5
Edmonton CMA	478,150	522,367	-8.5	474,371	559,335	-15.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
June 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	730	-40.5	1,159	2,429	2,763	41.9	317,049	-4.5	326,773
	February	1,075	-16.5	1,292	2,664	2,905	44.5	308,970	-8.7	309,971
	March	1,380	-11.4	1,243	2,881	2,431	51.1	309,032	-10.1	308,852
	April	1,843	1.1	1,535	2,999	2,457	62.5	312,127	-7.4	304,184
	May	2,161	18.7	1,763	3,180	2,689	65.6	326,332	-4.2	305,597
	June	2,551	37.7	1,964	3,136	2,490	78.9	328,285	-3.8	298,039
	July	2,278	27.7	1,909	3,052	2,614	73.0	324,744	-3.1	331,192
	August	1,673	8.6	1,726	2,629	2,616	66.0	318,321	-3.3	310,488
	September	1,704	-1.4	1,672	2,559	2,456	68.1	327,235	0.7	337,099
	October	1,535	22.9	1,701	2,192	2,306	73.8	318,969	0.4	343,101
	November	1,261	41.5	1,618	1,894	2,547	63.5	318,482	0.0	335,646
	December	948	55.9	1,557	1,081	2,422	64.3	319,201	2.6	333,392
2010	January	884	21.1	1,449	2,199	2,594	55.9	314,783	-0.7	322,715
	February	1,298	20.7	1,515	2,505	2,677	56.6	316,927	2.6	327,625
	March	1,691	22.5	1,459	3,728	2,915	50.1	342,933	11.0	341,425
	April	1,846	0.2	1,539	3,884	3,032	50.8	339,172	8.7	332,056
	May	1,825	-15.5	1,428	3,670	3,016	47.3	340,723	4.4	317,926
	June	1,658	-35.0	1,293	3,473	2,866	45.1	335,271	2.1	299,180
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2009	6,555	19.3		9,315			323,098	-4.9	
	Q2 2010	5,329	-18.7		11,027			338,489	4.8	
	YTD 2009	9,740	1.8		17,289			319,093	-5.9	
	YTD 2010	9,202	-5.5		19,459			333,987	4.7	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
June 2010

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	222.3	120.2	626	4.1	73.1	910
	February	627	5.00	5.79	215.7	121.5	623	4.5	73.0	902
	March	613	4.50	5.55	213.1	120.9	622	4.8	72.9	898
	April	596	3.90	5.25	211.2	120.5	622	5.2	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	620	6.7	73.7	912
	July	631	3.75	5.85	208.3	121.8	617	7.2	73.6	916
	August	631	3.75	5.85	207.6	122.1	616	7.5	73.5	927
	September	610	3.70	5.49	207.4	121.7	614	7.6	73.2	933
	October	630	3.80	5.84	206.8	121.8	610	7.8	72.7	948
	November	616	3.60	5.59	207.0	122.7	610	7.7	72.5	946
	December	610	3.60	5.49	207.3	122.0	615	7.6	72.8	937
2010	January	610	3.60	5.49	207.9	122.4	622	6.9	73.1	921
	February	604	3.60	5.39	208.6	122.9	617	6.8	72.2	905
	March	631	3.60	5.85	208.0	122.3	608	7.3	71.5	896
	April	655	3.80	6.25	209.0	122.6	609	7.6	71.7	897
	May	639	3.70	5.99	209.0	122.8	616	7.4	72.3	906
	June	633	3.60	5.89		122.7	621	7.1	72.6	917
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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